

Newark

Sharpe James
Mayor

Department of Development

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Rosemary A. Hocking
Director

MEMORANDUM

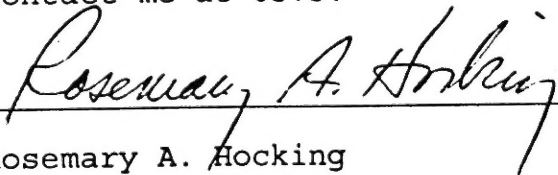
TO: SHARPE JAMES, MAYOR

FROM: ROSEMARY A. HOCKING, DEPARTMENT OF DEVELOPMENT

DATE: DECEMBER 22, 1994

RE: 1994 DEPARTMENTAL ACHIEVEMENTS

Pursuant to your request, please find attached the Department of Development achievements for 1994 to be considered for your State of the City Address. If I can be of additional assistance, please contact me at 6575.



Rosemary A. Hocking
Director

DEPARTMENT OF DEVELOPMENT
HIGHLIGHTS OF ACHIEVEMENTS FOR 1994

The Department of Development's activities for 1994 revolved around the construction of new homes, rehabilitation of residential units contributing to neighborhood preservation and commercial corridors improvement through facade improvements and exterior renovations.

Highlights of the Year are as follows:

- Sale of 8 Victory Gardens Units. All these units are currently occupied.
- Began renovation of the Trinity Homes and have secured 5 commitments for the 8 units.
- Completed blight studies for all or portions of city tax blocks 123, 113, 185, 522, 897, 3635, 3662 and 3697
- Designed police home ownership grant program
- Participate in the Safe Neighborhood Action Committee (SNAP)
- Prepared redevelopment plans for City tax block 113 and J. P. Affordable phases III and IV
- Ribbon Cutting was done for 4 housing projects adding approximately 178 new affordable units to the City's housing stock. These include:

PROJECT	LOCATION	WARD	NO OF UNITS
New Community Estates	Fairmount/Camden Streets	Central	56
Terrace Heights	10-36 Osborne Ter.	South	70
J. P. Affordable Phases II & III		Central & West	52

The Department attended groundbreaking for the following projects:

PROJECT	LOCATION	WARD	NO OF UNITS
Grafton Court	88-92 Grafton Ave.	North	14
Weequahic Apartment Phase III	Grumman/Keer Ave	South	81
505 Elizabeth Ave. Apartments	489-505 Elizabeth Avenue	South	72

Lucian Commons	Cutter, Crane, Stone & Victoria Streets	Central	22
Corinthian Homes	18th Ave.	Central	45
South Ward Estates	Watson, Jeliffe, & Peshine Avenues	South	21
Habitat For Humanity	15TH Avenue	Central	18
Wakeman Square	87-89 Wakeman St.	North	42
Ebon Estate	753-759 Clinton Ave.	South	49
United Cerebral Palsy, Inc.	193-211 Hunterdon St.	Central	24

These projects added 366 housing units to the City's new housing inventory. Several other projects are at various stages of proposal and site planning.

- The Department, through the Division of Housing Assistance, funded 22 Community Based Organizations for the rehabilitation and refurbishment of multi-purpose recreational facilities for social, health, day care, senior citizens, youth, infants and teenagers activities. These are:

PROJECT	AMOUNT	WARD
Ad House	25,000	South
Apostles	10,000	East
Choices	15,000	West
Independence	70,000	East
IYO	50,000	South
La Casa	20,000	North
Newark Day Center	25,000	East
Newark Transitional Living	60,000	South
South ward Culture	150,000	South
West Ward Culture	75,000	West
Family Services Bureau	25,000	East
High Park gardens	25,000	Central
Greater Newark Conservancy	55,000	Central
NESF	50,000	East
North ward Center	137,500	North
Urban League	137,500	West
Focus	22,000	East
UCC	50,000	East
WBGO	15,000	East
Unified vailsburg	25,000	West
Clinton Hill	45,000	South
1ST Class Championship	25,000	South

- Administered Technical Assistance Special Grants for:

Science Park	\$300,000.00
International Trade Center	\$479,957.76

- Disbursed \$1,258,015 to Community Based Organizations for

private property rehabilitation projects from previously funded years.

- Processed 138 applications for 1-4 family Home Rehab Program

- Developed and implemented the State funded Safe Housing and Transportation Housing for senior citizens in specific census tracts of the South Ward.

- Certified 7 CBOs as Comprehensive Housing Development Organizations:

St. James Community Development Corporation
International Youth Organization
Corinthian Housing Developemnt Corporation
La Casa De Don Pedro
Clinton Hill Area Development Corporation
Unified Vailsburg
South Ward Estates

- Disbursed \$44,930 through grant programs viz. 312 Program, NSP Program, HOPE 2, University Heights

- RCA disbursements included:

PROJECT	AMOUNT	WARD	TYPE	UNITS
Lambert	44,771.03	West	Rehab	22
Telephone Heights	675,000.00	South	Rehab	45
Tiffany Manor	313,276.00	North	New	26
Terrace Heights	240,000.00	South	Rehab	70
Clinton Hill	289,000.00	South	Rehab	17
Weequahic Park III	400,000.00	South	Rehab	80
New Community Estate	840,000.00	Central	New	56
Victory Gardens	40,006.28	Central	New	54

- The Economic Development Division commenced implementation of South Orange Avenue Special Commercial Corridor Project, installing awnings on storefronts between Longfellow and West End Avenues. (\$250,000)

- Provide technical and grant assistance to 30 businesses under the Commercial Corridor/Facade Program. The following corridors are included : Bergen Street, Broadway, Bloomfield Avenue, Central Avenue, Chancellor Avenue, Clinton Avenue, Elizabeth Avenue, Ferry Street, Hawthorne Avenue, Mt. Prospect Avenue, Orange Street, South Orange Avenue, Springfield Avenue and 16th Avenue. \$43,139.40 has been disbursed as follows:

Roseville Pharmacy	\$ 5,000.00
Metropolitan Medical	5,000.00
Gill Jewelers	4,789.40
Glenn Langberg (7th Ave)	20,000.00
Zemel & Zemel	5,000.00
Marvin Rodriguez (Vera's Hair)	3,350.00

Through the Division of Property Management the following has been accomplished:

- Raised \$665,945 in revenue from property closings as a result of properties sold at auctions

- Held two property auctions with total purchases of \$2,172,147

- Rendered 6 development sales with a combined capital investment of \$2,300,000. \$900,000 is to be invested by American Dream Homes for residential homes along Hunterdon Street, Schuyler and Scheerer Avenues. \$1,400,000 capital investment is slated for a commercial mall strip at 660-680 Clinton Avenue.

- Sold 112 properties through general auctions in 1994. Forty seven properties were purchased by families and/or businesses located within the City of Newark.

- Raised \$1,043,700 in revenue (between January and November) from rents collected from City Owned properties.

- Redevelopment Activities include:

Shabazz Athletic Center -	Relocated 8 families
Site "C" Expansion	Relocated 6 families
Site "C" Expansion	Relocated 1 family
Entertainment	Relocated 10 families
Kruger Mansion	Relocated 1 family

Total Moves in 1994 : 27

- Acquisition Activity in 1994 included:

Site "C"	Acquired 10
Entertainment	Acquired 3
Upper University Heights	Acquired 1

Total Acquisitions in 1994: 14

- The Zoning Board

- conducted 20 hearings affecting the utilization of properties throughout Newark
- reviewed 4,700 permit applications for zoning compliance

- The Central Planning Board conducted 20 hearings affecting the design standards for structures as well as lot subdivisions, and blight recommendations. Thirty-one applications were approved for the construction of new housing in Newark, which could result in 480 dwelling units in townhouses, duplex houses, multi family dwelling units, etc.

- Fourteen hearings were conducted by the Rent Control Board pertaining to the establishment or adjustment in residential rents

- 1500 dwelling units registered with Rent Control Office through mass mailings

- 11,851 walk-in inquires were made in the Office of Boards
- Approximately 19,350 telephone inquires were handled by the Office of Boards
- A total of \$64,692.78 were collected in fees by the Boards